

TRANSFER

TAX
PAID

Doc # 2004007843
Book 7871 Page 43

43-103

WARRANTY DEED

Carl J. Pantermoller and Cynthia R. White f/k/a Cynthia Pantermoller of Waterville, Maine, for consideration paid, grant to Charles L. Gallagher, Jr. and Mary G. Gallagher of Vassalboro, Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot No. 90 on plan of Rosemar Park being further described as follows, to wit:

Beginning at an iron pin on the south side of Mathews Avenue at the northwest corner of land now or formerly of Robert Nagem; thence westerly along said southerly line of Mathews Avenue seventy (70) feet to an iron pin; thence southerly at right angles to Mathews Avenue one hundred eighteen (118') feet to an iron pin; thence easterly at right angles seventy (70) feet to an iron pin; thence northerly at right angles to last mentioned line one hundred eighteen (118) feet to the southerly line of Mathews Avenue.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue or within five (5) feet of the West and east boundary line;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand (\$6,000.00) shall be built thereon.

Being the same premises conveyed to Carl J. Pantermoller and Cynthia Pantermoller n/k/a Cynthia R. White by deed of Charles L. Gallagher, Jr. and Mary Gallagher dated May 17, 1993 recorded in the Kennebec County Registry of Deeds in Book 4398, Page 73.

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WITNESS our hands and seals on March 23, 2004.

Julie Ann Bourassa
WITNESS

Carl J. Pantermoller
Carl J. Pantermoller

DRB
WITNESS

Cynthia R. White
Cynthia R. White
f/k/a Cynthia Pantermoller

THE STATE OF Maine
Kennebec, ss.

March 23, 2004

Then personally appeared the above named Cynthia R. White f/k/a
Cynthia Pantermoller and acknowledged the foregoing instrument to
be her free act and deed.

Before me,

David R. Butler
Notary Public
David R. Butler
Attorney at Law

THE STATE OF Maine
Kennebec, ss.

March 23, 2004

Then personally appeared the above named Carl J. Pantermoller and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Julie Ann Bourassa
Notary Public



Julie Ann Bourassa, Notary Public
State of Maine
My Commission Expires 1/15/2007

Received Kennebec SS.
03/23/2004 11:19AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS